



**Bearsden Way
Broadbridge Heath, RH12 3AQ**

**Asking Price Of
£330,000**

**01403 272022
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**Residential sales, lettings,
land and new homes.**

THE LOCATION

Broadbridge Heath is a sought after village, to the West of Horsham that offers a good range of facilities, including a Tesco Extra supermarket, that is only a short walk from the property. The village also has a primary school, The Shelley Arms Pub, an attractive village green, two convenience stores and is also easily accessible to the outstanding Tanbridge House School. Horsham's thriving town centre is a short drive, bus or cycle ride from the house, and offers an extensive range of shopping facilities, from independent retailers, to major High Street brands, including John Lewis. The town also offers an extensive range of bars, coffee shops and restaurants, a twice-weekly market, Everyman Cinema and The Capitol Theatre, with Horsham's main line station offering a direct service to London Victoria (55 mins).

ACCOMMODATION SUMMARY

Tenure: Freehold

The property offers good-sized accommodation, arranged across two floors, with an entrance hall, that leads into a well-proportioned living room, with a large double glazed window, to the front of the house. To the rear there is a modern fitted kitchen/diner, with a good range of base & eye level units, with ample space for a table and chairs. This

leads into a conservatory that is equipped with a fitted work surface, with space & plumbing for a washing machine and additional appliances. On the first floor there are two generous double bedrooms, with a modern white bathroom suite.

GARDENS & PARKING

The property benefits from a particularly large rear garden, divided into two defined sections, with the rear section being raised and an ideal setting for a home office or outdoor kitchen/bar (STPP). The remainder of the garden is enclosed by close boarded fencing with a paved patio, leading to a well-tended area of lawn, with an adjacent pathway running the full depth of the garden, where there is a timber shed, with a gate leading to the additional area. To the front there is an open-plan area of lawn with paved walkway and on road parking. In addition the property has designated parking set in an adjacent car parking area.





Buses

6 minute walk



Shops

Tesco Extra
5 minute walk



Trains

Horsham – 2.5 miles
Littlehaven – 3.8 miles



Airport

Gatwick
16.3 miles



Roads

M23
9.2 miles



Sport & Leisure

The Bridge Leisure Centre
8 minute walk



Rental Income

£tbc pcm



Schools

Shelley Primary
Tanbridge House



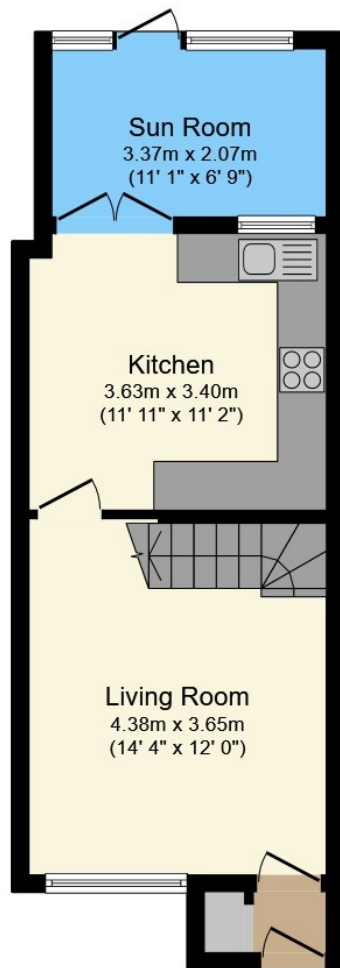
Fibre Broadband

Up to 900 Mbps

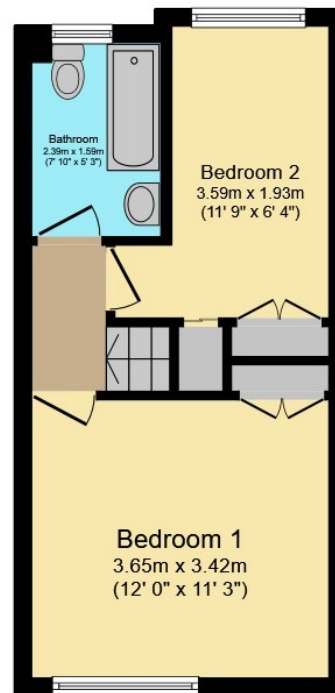


Council Tax

Band C

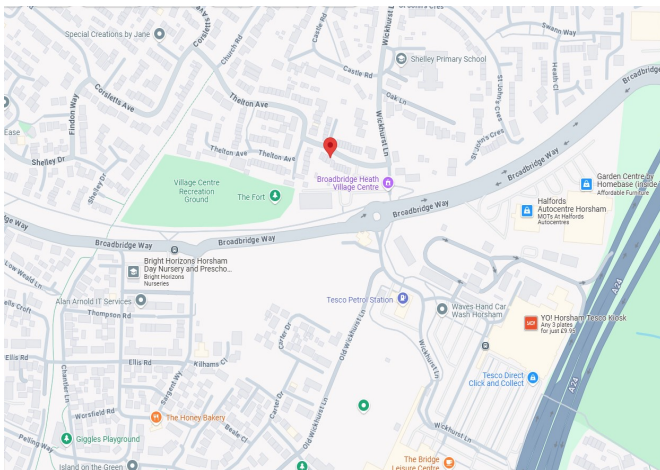


Ground Floor



First Floor

Map Location



Total Approximate Floor Area

717 sq ft / 67 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

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Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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